

TOWER
40

BRYANT PARK
GRAND CENTRAL

Refined elegance and classic sophistication finally come together.

The historic 10 East 40th is being transformed into **Tower 40** to meet the needs of today's most discerning companies. With a **full lobby renovation** completed, **common corridor renovations**, a modern and light filled **pre-built program, turn-key suites** and **full floor opportunities**, **Tower 40** is ready for its new life.

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<07
TO
44

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New renovated lobby to welcome tenants and their visitors



Spaces with everything you want, in a neighborhood that's both aspirational and inspirational.

Overlooking Bryant Park, and steps from Grand Central, **Tower 40** has something to fit every tenant's needs. Availabilities include newly designed partial and full floor pre-builts, with suites ranging in size from 2,700 SF up to 4,300 SF and full floor opportunities.

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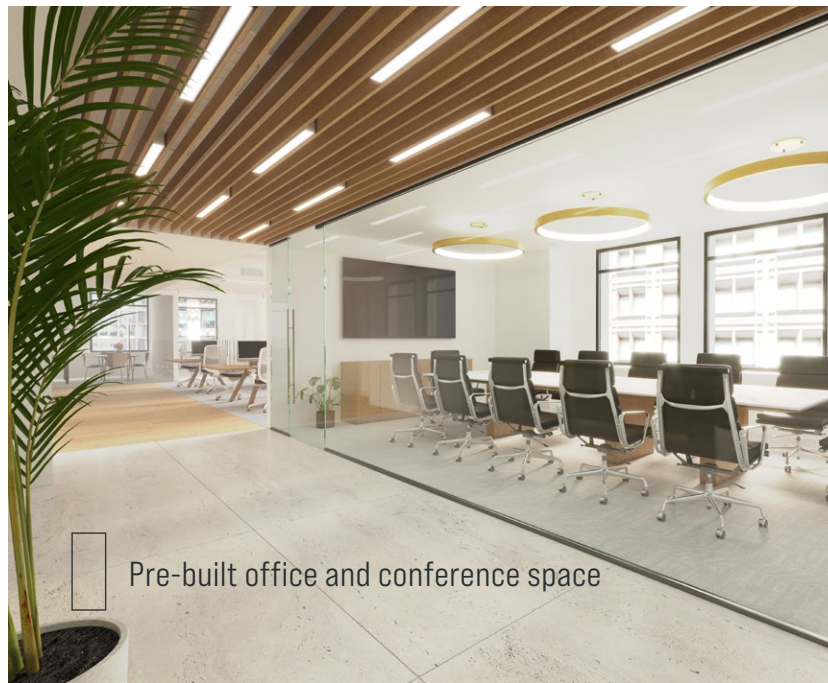
Bright open spaces.
Expansive views.
Modern pre-builts.

Renovated elevator lobbies welcome tenants into tastefully designed, bright and airy pre-builts ranging in space from 2,700 SF to 4,300 SF with expansive views.

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Pre-built pantry and workstations



Pre-built office and conference space



Sweeping views of Bryant Park

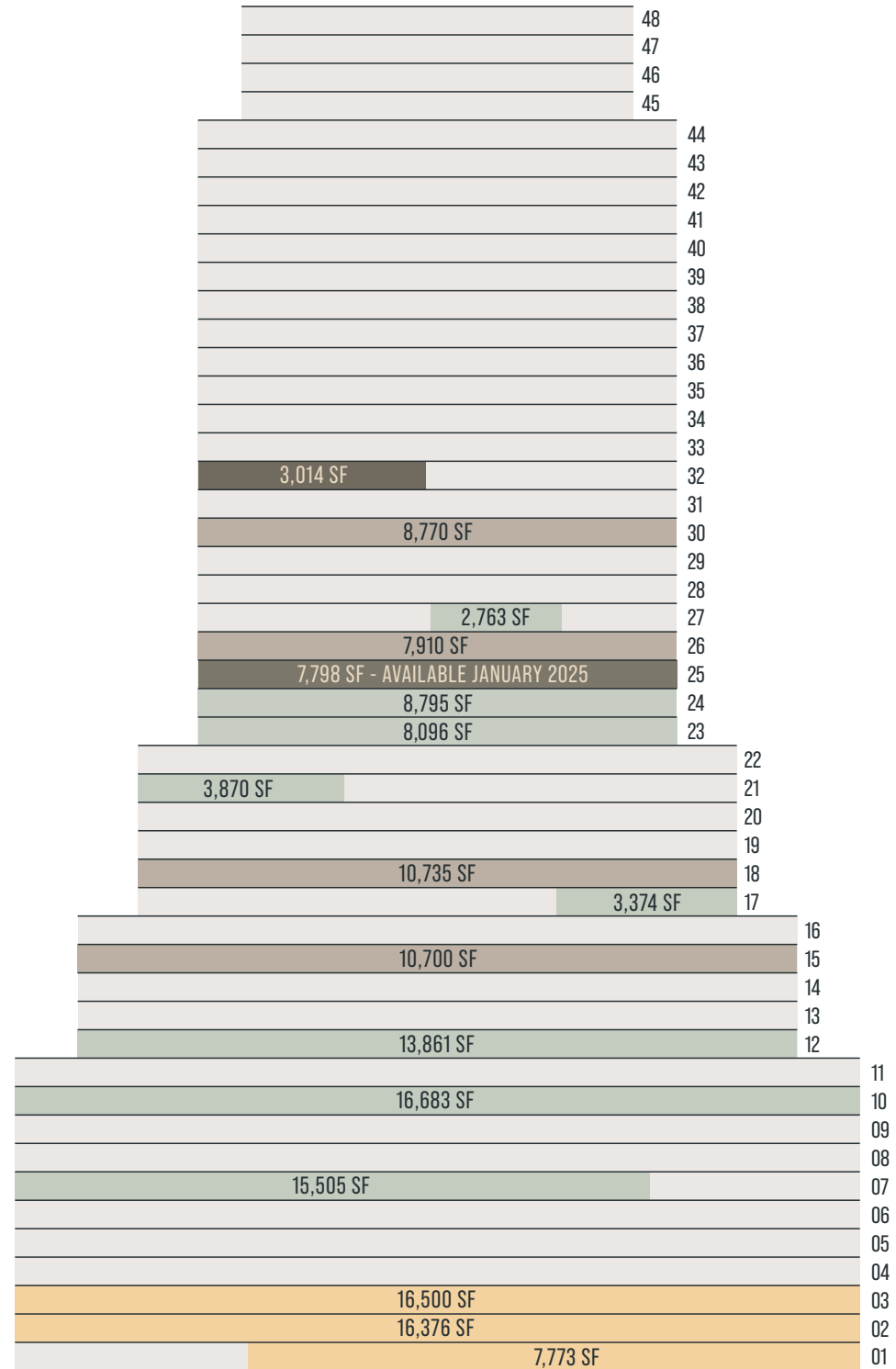
Leasing Availabilities

Something for everyone at **Tower 40** - small suites, built spaces and full floors are ready to welcome their new tenants.

- AVAILABLE
- PRE-BUILT
- AS-BUILT
- BUILDING-WITHIN-A-BUILDING
- LEASED

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EAST 40th STREET

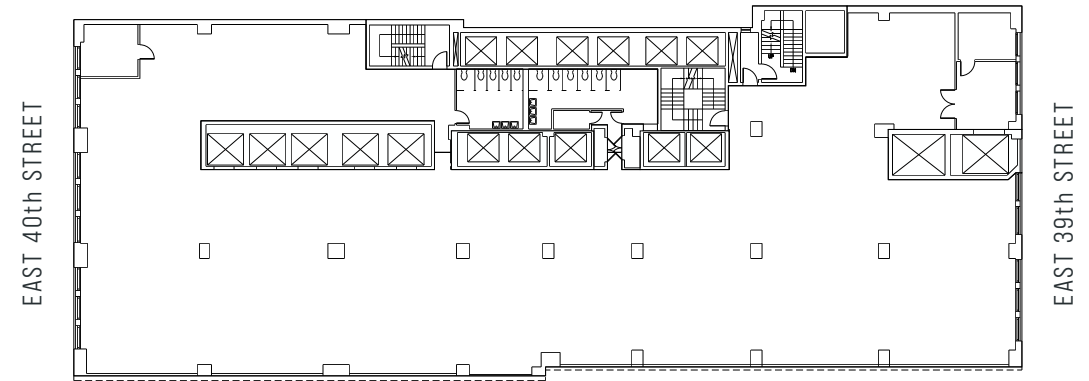


EAST 39th STREET

Core & Shell Floorplans

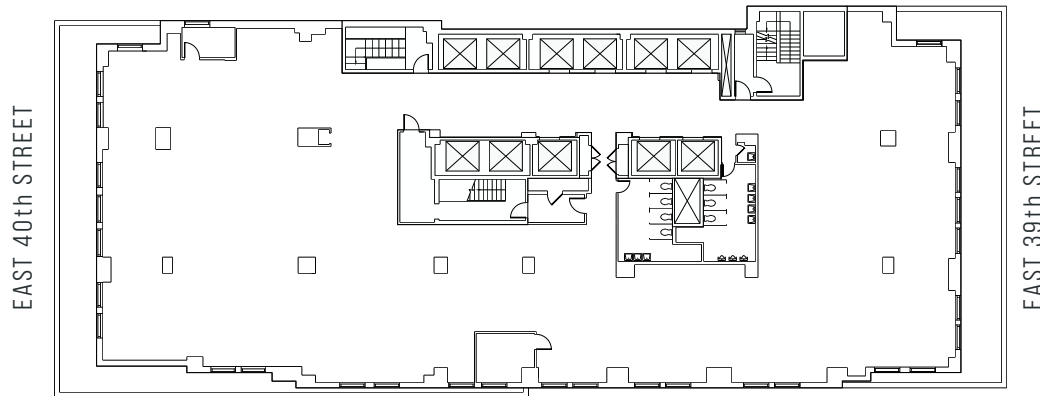


Base floors (E2-E11): Apx 16,500 RSF



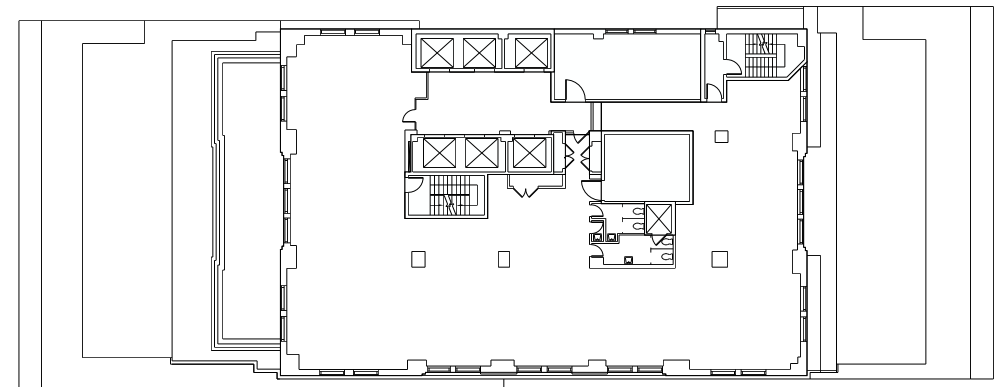
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Mid-rise (E12-E21): Apx 10,000-14,000 RSF



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High-rise (E22-E48): Apx 5,500- 8,900 RSF



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Pre-Built Test Fit

Full Tower Floor | 7,798 RSF

Office Intensive Layout

- 34** Seatcount
- 8** Offices
- 25** Workstations
- 1** Receptionist
- 34** Total Collaboration Seats
- 28** Enclosed Collaboration Seats
- 6** Open Collaboration Seats
- 229** RSF/PP

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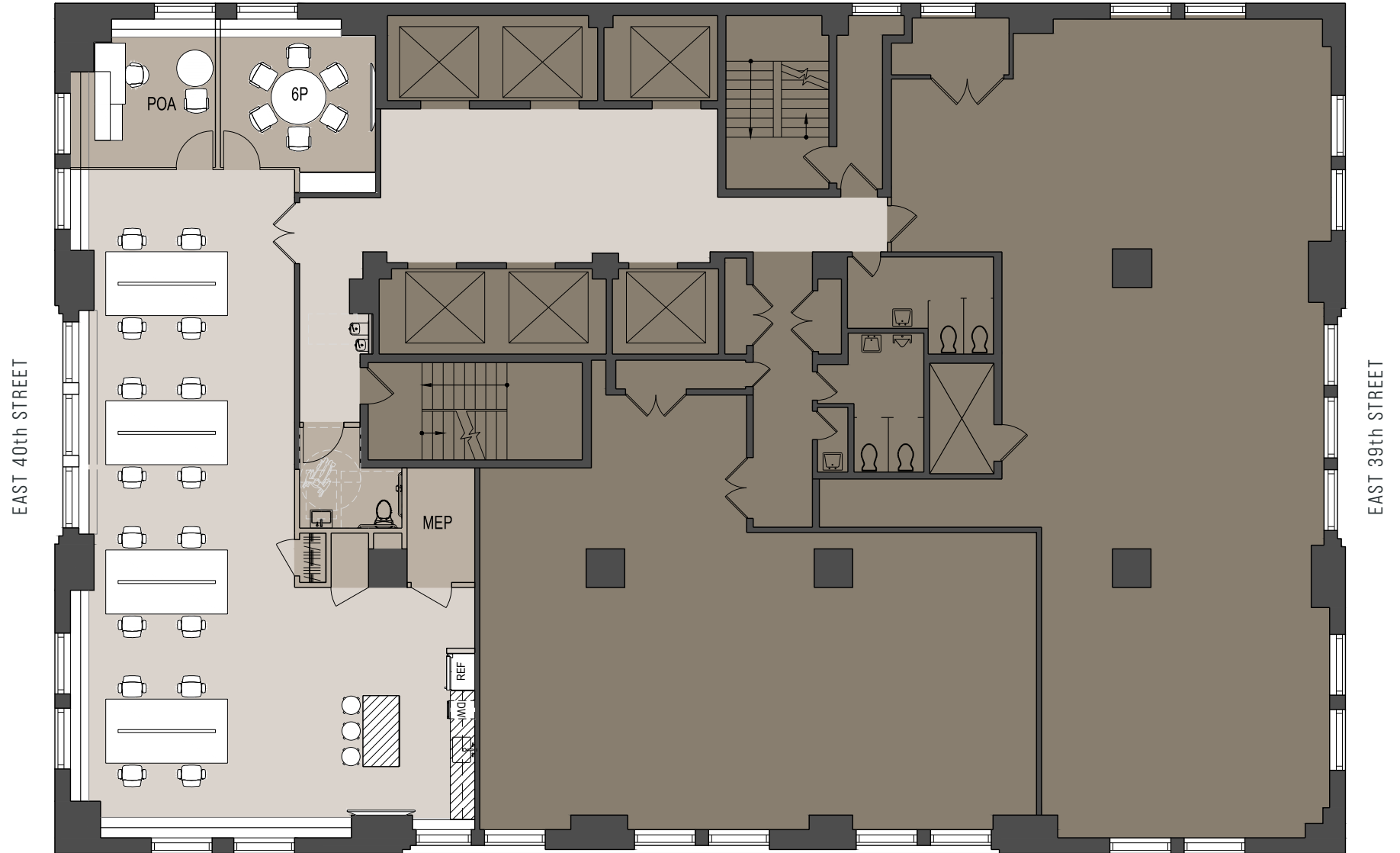
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Pre-Built Test Fit

32nd Floor | 3,014 RSF

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Recently Completed Elevator Lobby



Recently Completed Pre-Built

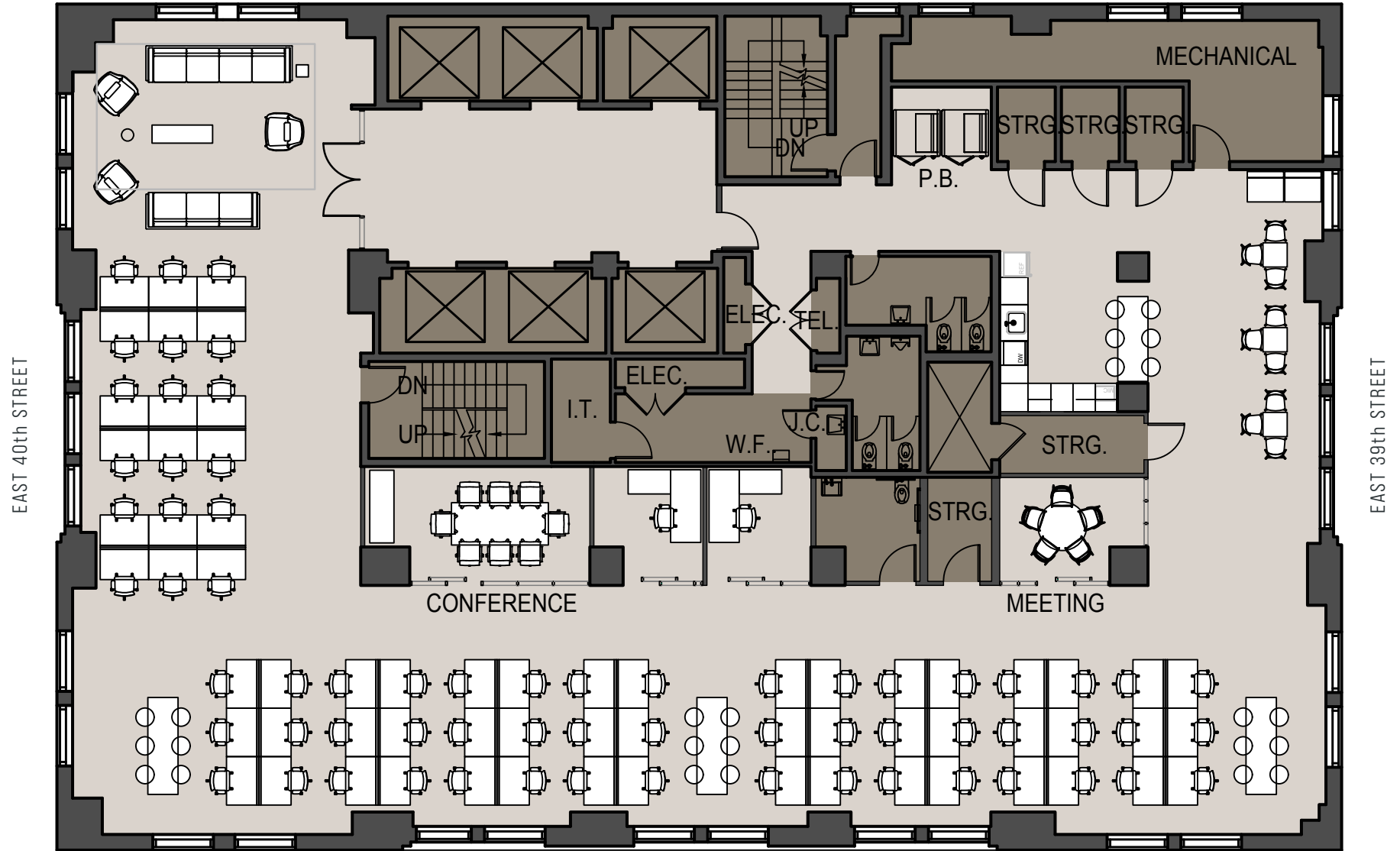


Recently Completed Pre-Built

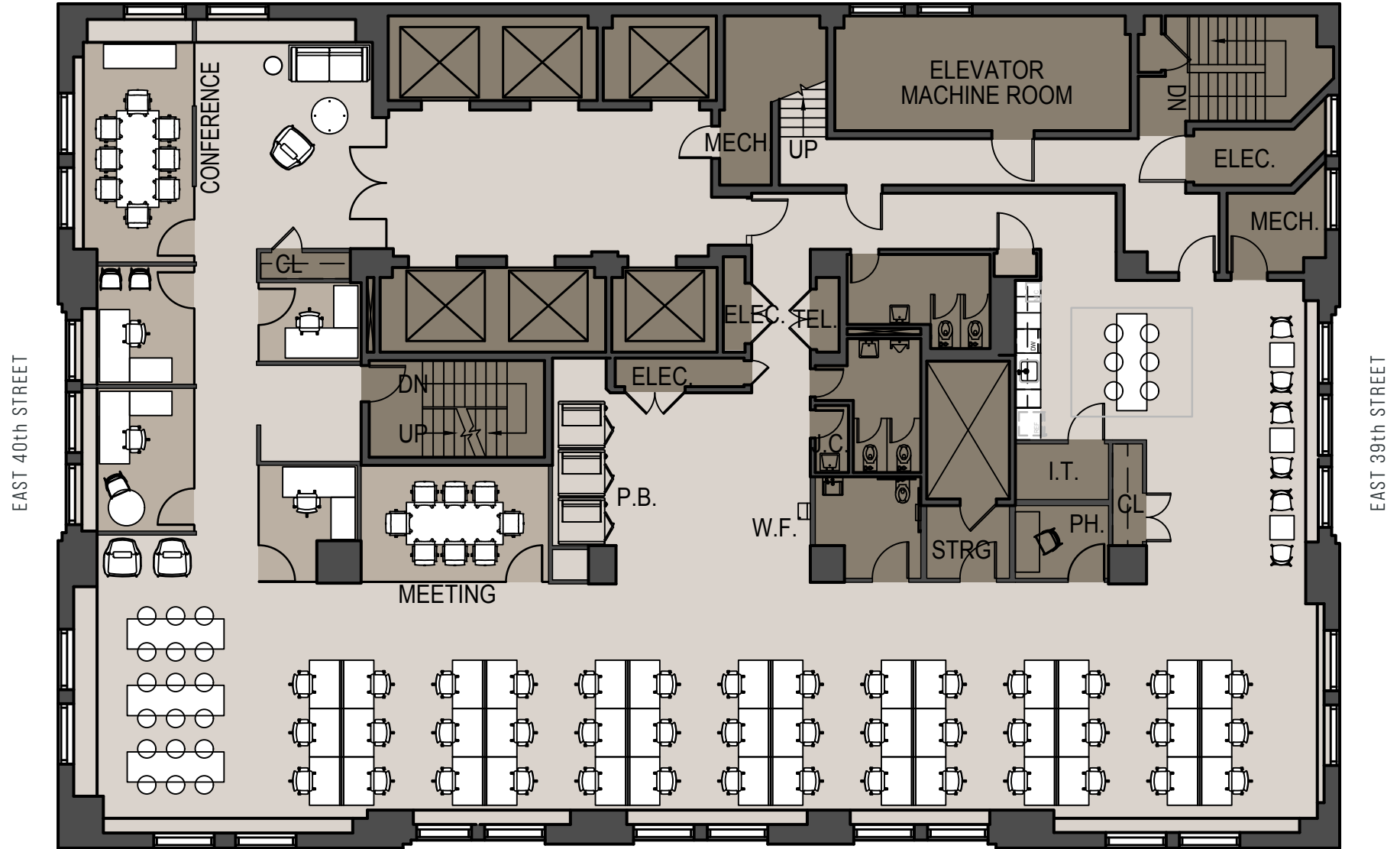


Recently Completed Pre-Built

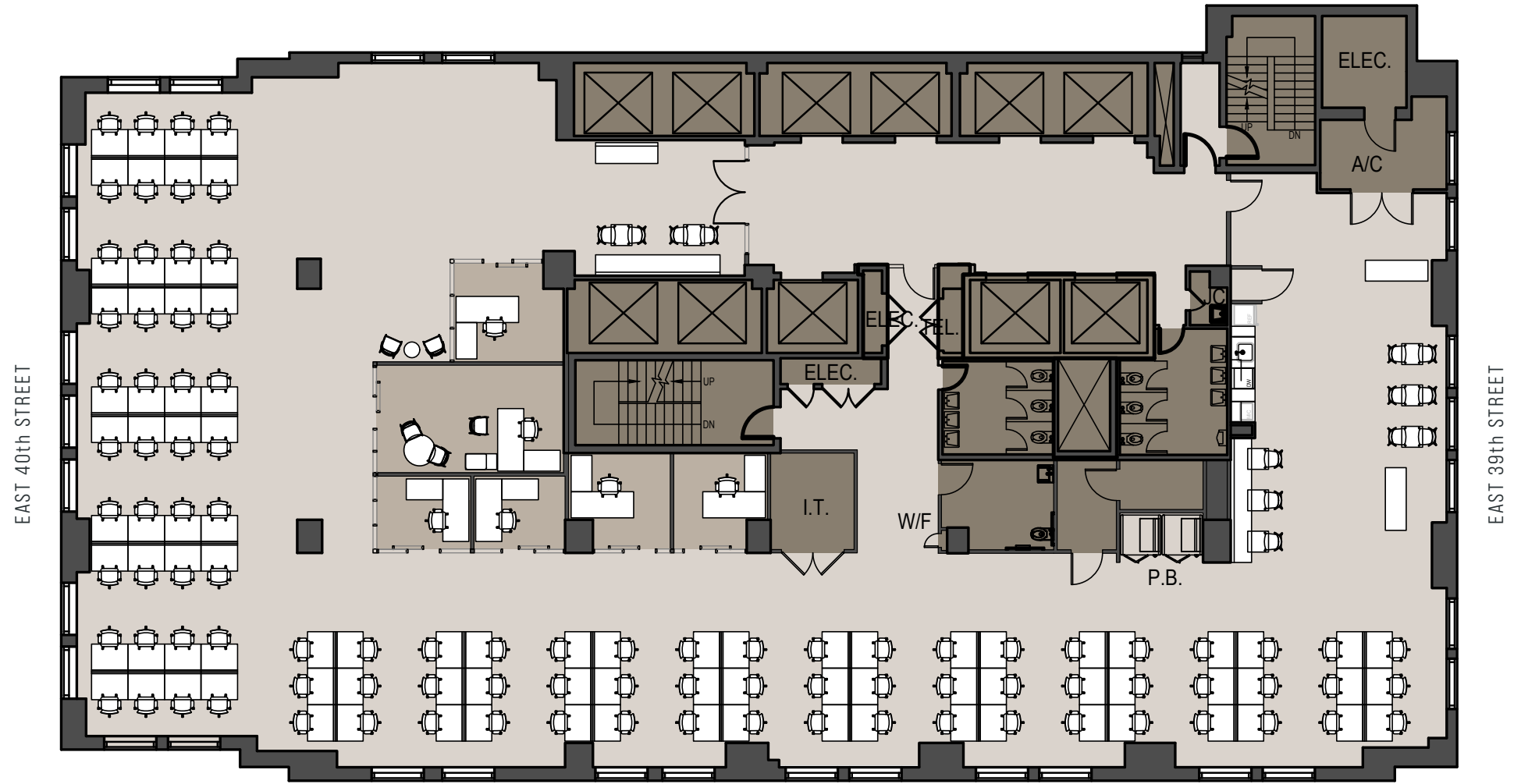
As-Built Test Fit
30th Floor | 8,770 RSF



As-Built Test Fit
26th Floor | 7,910 RSF



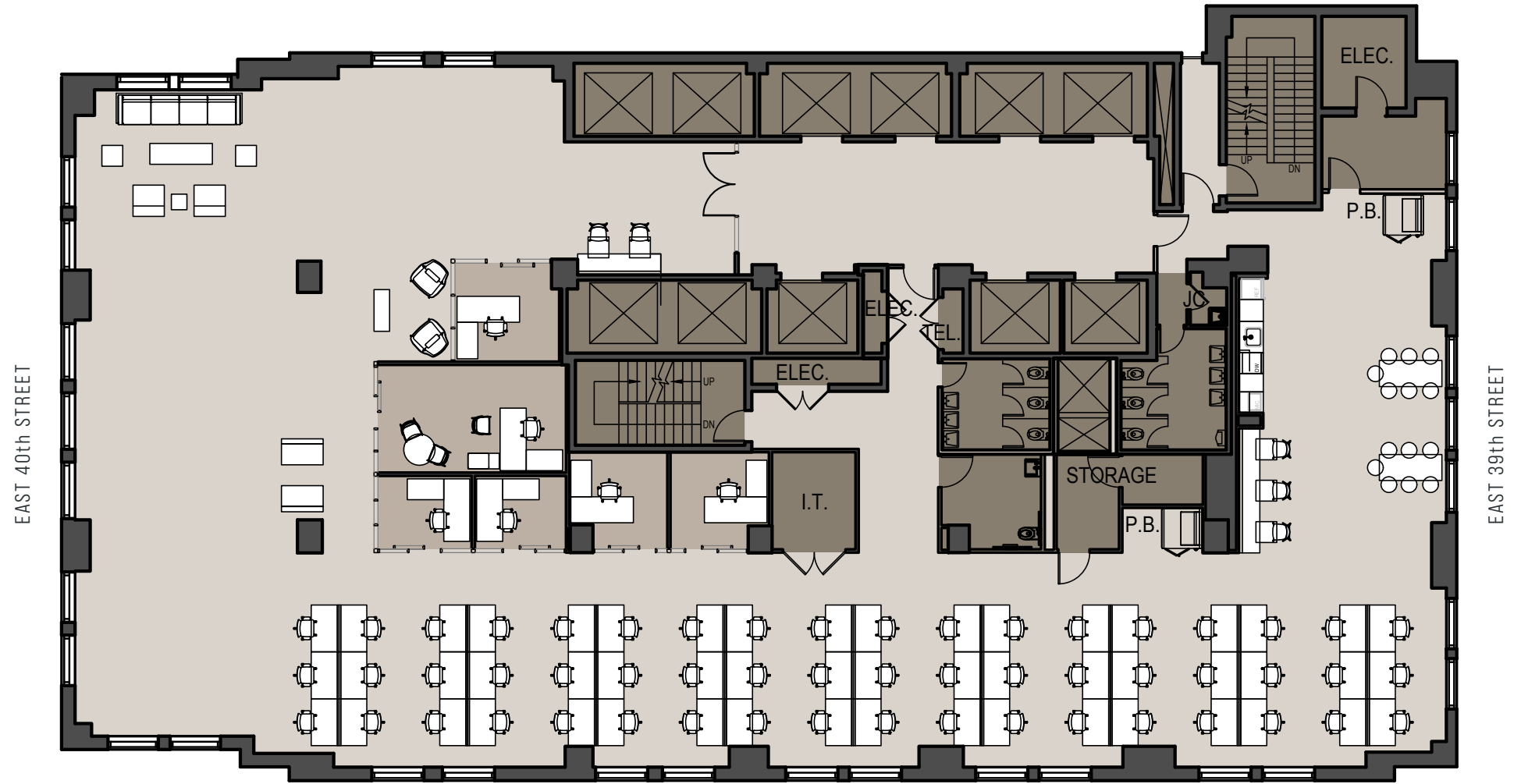
As-Built Test Fit
18th Floor | 10,735 RSF



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As-Built Test Fit

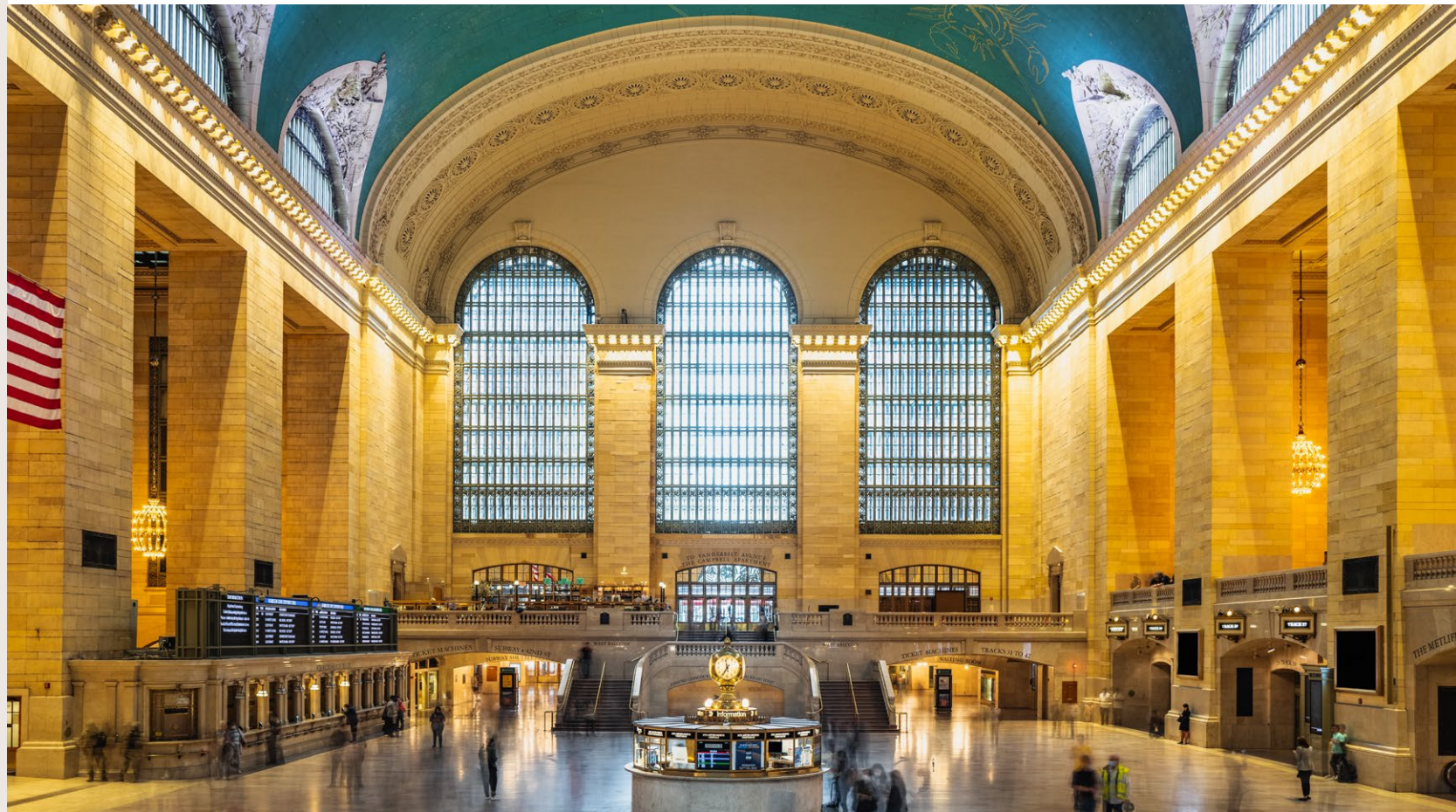
15th Floor | 10,700 RSF



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Bryant Park and Grand Central. A neighborhood that needs no introduction.

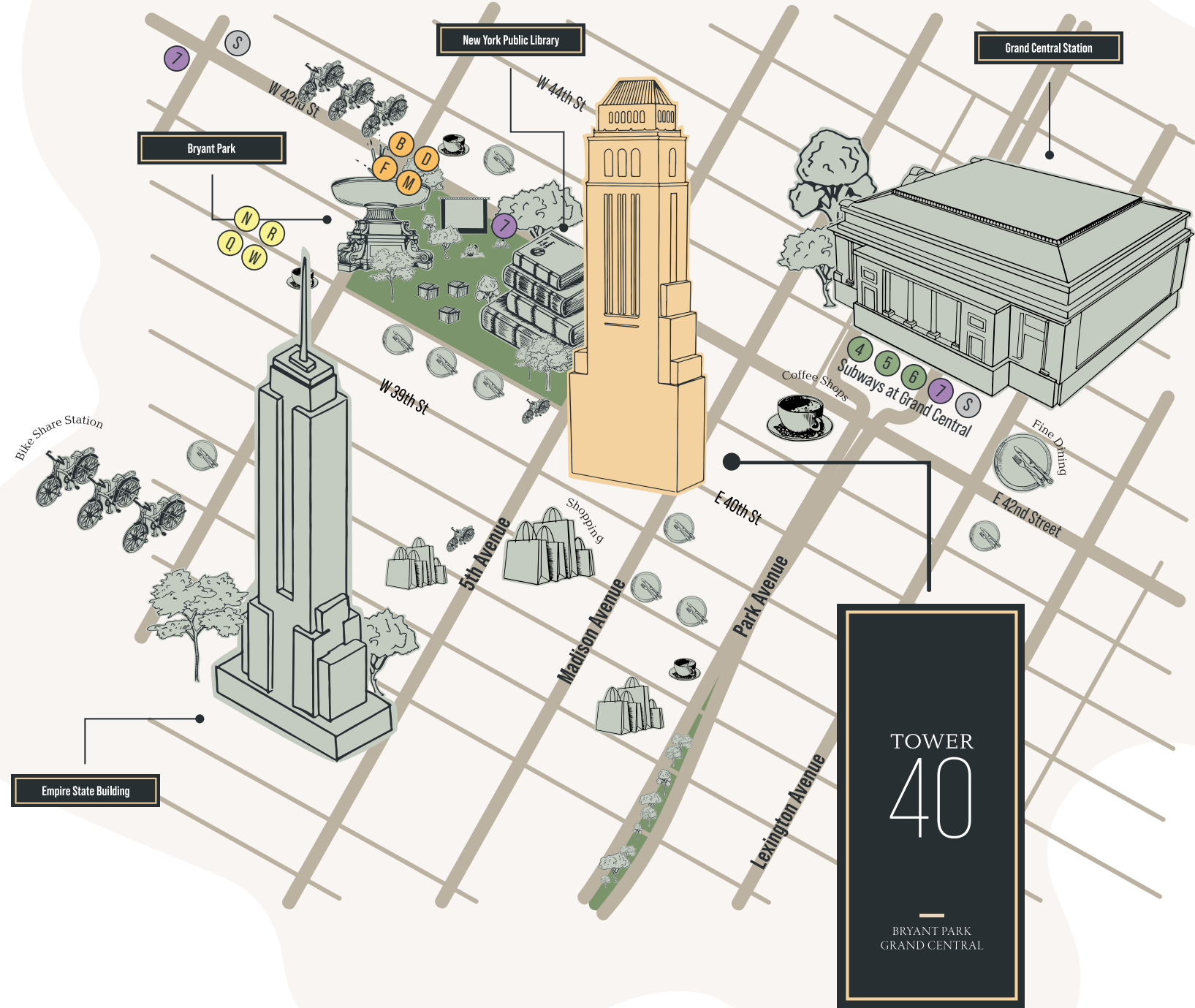
The best that New York City has to offer is all outside **Tower 40's** front door. Stroll the winter market with a fresh coffee or take a class on the grass at Bryant Park during the warmer months – this neighborhood is open and welcoming all four seasons of the year. Major corporations, restaurateurs, hoteliers, retailers, and fitness gurus all have made the smart decision to call this neighborhood their home.



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Experience classic
New York steps to
everything you need.



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BRYANT PARK
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Multiple modes of transit are all within minutes of Tower 40.



Grand Central Terminal



2 minute drive



6 minute walk

Penn Station



4 minute drive

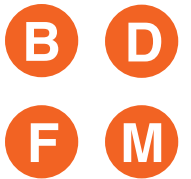


17 minute walk

5th Avenue Bryant Park Transit Stop



42nd Street Bryant Park Transit Stop



42nd Street Grand Central Transit Stop



33rd Street Transit Stop



34th Street Herald Square Transit Stop



5 Citibike locations within 2 blocks



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